



Little Tokyo
BUSINESS IMPROVEMENT DISTRICT

106 ½ JUDGE JOHN AISO STREET #132, LOS ANGELES, CA 90012
PHONE (213) 880-6875 www.visitlittletokyo.com

Attachment |

May 11, 2017

Miranda Paster, City Clerk
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012

RE: 2017 Annual Report for the Little Tokyo Business Improvement District

Dear Ms. Paster,

As required under our agreement with the City of Los Angeles, the Little Tokyo Advisory Board has reviewed in detail the proposed 2017 budget.

During the meeting of October 19, 2016 the Advisory Board approved the Annual Report for the renewal year 2017.

On behalf of the Advisory Board, I would like to present this Advisory Board-approved 2017 Annual Report for the Little Tokyo Business Improvement District to the Office of the City Clerk and to the Los Angeles City Council for their review and approval.

Please ask me if you have any questions.

Sincerely,

Ellen Endo
LTBA President
LTBID Advisory Board Co-Chair

cc: Eugene Van Cise
Joanne Kumamoto, LTBID Co-Chair

2017 Annual Report
Little Tokyo Business Improvement District

District Name: This report is for the Little Tokyo Business Improvement District

Fiscal Year of Report: This report covers the period from January 1, 2017 to December 31, 2017.

Improvements and Activities for 2017: The following are the improvements and activities planned for the Little Tokyo Business Improvement District:

Safety Ambassador Program: The professional security program will consist of two security officers patrolling on bicycles within the LTBD boundaries for 16 hours per day, 7 days per week.

Street/Sidewalk Maintenance Program: The street maintenance program will consist of sidewalk and street clean up to be conducted one day per week. Power washing of the sidewalks will be conducted periodically throughout the District in accordance with City guidelines and water use restrictions.

Marketing and Promotional Program: The marketing and promotional program will consist of activities, events, advertising, surveys, and a public relations strategy geared toward strengthening the District's commercial economy, increasing sales, developing future sales, retaining existing businesses and customers, and attract new businesses, customers, and visitors. A variety of approaches will be employed to promote the District as a safe and welcoming environment for customers, visitors, residents, and workers.

Administrative Program: The expenditures anticipated in this area will be for maintenance of the District website, production and distribution of the quarterly newsletter, professional accounting and legal services, insurance premiums, and other costs related to the administration of the BID.

Total Estimate of Costs for 2017: A breakdown of the total estimated 2017 budget is attached to this report as Appendix A.

Assessment Formula (Regular Members)

For fiscal year **2017**, the BID special assessment for regular members will be as follows:

| <u>Annual Gross Sales:</u> | <u>2017 BID Special Assessment</u> |
|-----------------------------------|---|
| \$0 - \$50,000 | \$ 89.00 |
| \$50,001 - \$200,000 | \$354.00 |
| \$200,001 - \$400,000 | \$708.00 |
| \$400,001 - \$600,000 | \$1,316.00 |
| \$600,001 - \$800,000 | \$1,723.00 |
| \$800,001 - \$1,000,000 | \$2,154.00 |
| \$1,000,001 - \$2,000,000 | \$3,540.00 |

Banks

\$3,540.00

Definitions

Annual Sales: The term “annual sales” shall mean the annual sales of the calendar year and is defined as follows: The total amount of the sales price of all sales, the amount charged or received for the performance of an act, service of whatever nature it may be, whether such service, act is done as part of or in connection with the sale of goods, wares, merchandise or not, for which a charge is made or credit, including all receipts, cash, credits and property of any kind or nature, any amount for which credit is allowed by the seller to the purchaser without and deduction there from on account of the cost of the property sold, the cost of materials used, labor or service costs, interest paid or payable, losses or any other expense whatsoever; provided, that cash discounts allowed or taken on sales shall not be included. Annual sales shall also include the amount of and federal manufacturers’ or importers excise tax included in the price of property sold, even though the manufacturer or importer is also a retailer thereof and whether or not the amount of such tax is stated as a separate charge. But, annual sales shall not include the amount of any federal tax imposed on or with respect to retail sales whether imposed or upon the consumer and regardless of whether or not the amount of federal tax is stated to customers as a separate charge, or any California state, City, or city and county sales or use tax by law to be included in or added to the purchase price and collected from the consumer or purchaser, or such part of the sales price of any property previously sold and returned by the purchaser to the seller which is refunded by the seller by way of cash or credit allowance given or taken as part payment on any property so accepted for resale.

Business: The term “business” shall mean any business, commercial enterprise, trade, calling, vocation, profession or any means of livelihood, whether or not carried on for gain or profit, within the Little Tokyo Business Improvement District boundaries.

Engaged in Business: The term “engaged in business” shall mean the conducting, operating, managing or carrying on of a business, whether done as an owner or by means of an officer, agent, manager, employee, servant or lessee of any of them, within the Little Tokyo Business Improvement District boundaries.

Person or Business Entity: The term “person” or “business entity” shall mean all domestic and foreign corporations, associations, syndicates, joint stock companies, partnerships of every kind, joint ventures, clubs, societies, non-profit organizations, and individuals engaged in any kind of business as defined herein, which shall include private, public, governmental agencies or quasi governmental agencies within the Little Tokyo Business Improvement District boundaries.

Assessment Formula (Non-Profit Organizations)

For fiscal year 2017, the BID special assessment for non-profit organization members will be as follows:

**Gross Related and Unrelated
Exempt Function Income****2017 BID Special Assessment**

| | |
|-------------------------|----------|
| \$0 - \$50,000 | \$89.00 |
| \$50,001 - \$400,000 | \$177.00 |
| \$400,001 - \$600,000 | \$354.00 |
| \$600,001 - \$800,000 | \$531.00 |
| \$800,001 - \$1,000,000 | \$708.00 |
| Over \$1,000,000 | \$885.00 |

Non-Profit Organization Defined

For the purposes of the Little Tokyo Business Improvement District, a non-profit organization is defined as an entity, corporation, organization, association, etc. that has received a "tax exempt determination letter" from both the State of California - Franchise Tax Board and the Department of Treasury - Internal Revenue Service; and has been designated as being one or more of the following type(s) of organizations:

| Type of Non-Profit Organization | Internal Revenue Code Section Designation |
|---|--|
| Corporations Organized Under Act of Congress | 501(c)(1) |
| Title Holding Corporations | 501(c)(2) |
| Charitable, Religious, Educational, Scientific, etc Organizations | 501(c)(3) |
| Civic Leagues and Social Welfare Organizations | 501(c)(4) |
| Labor, Agricultural and Horticultural Organizations | 501(c)(5) |
| Business Leagues, etc. | 501(c)(6) |
| Social and Recreation Clubs | 501(c)(7) |
| Fraternal Beneficiary Associations | 501(c)(8) & (10) |
| Voluntary Employees' Beneficiary Associations | 501(c)(9) |
| Teacher's Retirement Fund Associations | 501(c)(11) |
| Benevolent Life Insurance Associations, Mutual Ditch or Irrigation Companies, Mutual or Cooperative Telephone Companies, etc. | 501(c)(12) |
| Cemetery Companies | 501(c)(13) |
| State Chartered Credit Unions, Mutual Reserve Funds | 501(c)(14) |
| Insurance Companies or Associations Other Than Life | 501(c)(15) |
| Cooperative Organizations To Finance Crop Operations | 501(c)(16) |
| Supplemental Unemployment Benefit Trust | 501(c)(17) |
| Employee Funded Pension Trusts | 501(c)(18) |
| Organizations of Past and Present Members of the Armed Forces | 501(c)(19) & (23) |
| Black Lung Benefit Trusts | 501(c)(21) |
| Withdrawal Liability Payment Funds | 501(c)(22) |
| Title Holding Corporations of Trusts | 501(c)(25) |
| State-Sponsored Organizations Providing Health Coverage For High-Risk Individuals | 501(c)(26) |

| | |
|--|------------|
| State-Sponsored Workmen's Compensation and Insurance | |
| And Reinsurance Organizations | 501(c)(27) |
| Religious and Apostolic Associations | 501(d) |
| Cooperative Hospital Service Organizations | 501(e) |
| Cooperative Service Organizations of Operating Educational Organizations | 501(f) |
| Child Care Organizations | 501(k) |
| Charitable Risk Pools | 501(n) |
| Political Organizations | 527 |

Gross Related and Unrelated Exempt Function Income

Related and unrelated exempt function income is defined as:

1. Gross amounts received as voluntary contributions; that is, payments, or the part of any payment, for which the payer (donor) does not receive full retail value (fair market value) from the recipient (donee) organization.
2. Gross amounts received from individuals, trust, corporations and other non-profit organizations, or raised by an outside professional fundraiser.
3. The gross value of non-cash contributions at the time of the donation. For example, the gross value of a donated property, (i.e. car, real estate, painting, stock, etc.), at the time the property was received by the organization.
4. The gross value of services donated to the organization, or items such as free use of materials, equipment or facilities.
5. Gross grants that encourage an organization to carry on programs or activities that further its exempt activities.
6. Gross membership dues and assessments that represent contributions from the public.
7. Gross government grants received as a contribution, or for fees for services, or reimbursement of an organization's expenses.
8. Gross program service revenue received by an organization. Program service revenue includes income earned by the organization for providing a government agency with a service, facility, or product that benefits that governmental agency directly rather than benefiting the public as a whole. Program service revenue also includes: tuition received by a school; revenue from admissions to a concert or other performing arts event or to a museum; royalties received as author of an educational publication distributed by a commercial publisher; interest income in loans a credit union makes to its members; payments received by an organization from participants, or employers of participants, for health and welfare coverage, insurance premiums received by a fraternal beneficiary society; and registration fees in connection with a meeting or convention. Program service also includes income from program-related investments, (i.e.

real estate). Unrelated trade or business activities that generate fees and services shall be a source received as program service revenue.

9. Gross interest on savings and temporary cash investments.
10. Gross dividends and interest from securities.
11. Gross rents received from property.
12. Net gains from sale of assets other than inventory, (i.e. real estate, royalty interest, partnership interest, publicly traded securities, etc.).
13. Gross revenue from all special events, such as dinners, dances, carnivals, raffles, bingo games, other gaming activities (i.e. pull tabs, scratch offs, charitable gaming tickets, break-downs, hard cards, banded tickets, jar tickets, pickle cards, lucky seven cards, Nevada Club tickets, casino nights, "Las Vegas" nights, coin operated gambling devices, etc.), and door-to-door sales of merchandise.
14. Gross sales of inventory items.
15. Other gross revenue, whether related or unrelated, received by an organization, (i.e. interest on notes receivable not held as investments or as program-related investments; interest on loans to officers, directors, trustees, key employees, and other employees; royalties that are not investment income or program service revenue, etc.).

Separate Assessment for Each Location

Every person who engages in any business activity, whether for profit or non-profit, within the Little Tokyo Business Improvement District boundaries which is subject to the special assessment shall be deemed to be engaged in a separate business at each branch establishment or location at which he/she engages in business and must make payment of the special assessment at each location or branch establishment within the Little Tokyo Business Improvement District boundaries from which the business activities are carried on.

Imposition of Special Assessment

The Little Tokyo Business Improvement District was created and established with the assistance of the local Little Tokyo, (business and non-profit), community and is designed to exclusively benefit the local Little Tokyo community.

The annual special assessment shall be assessed to each and every person or business entity, business, non-profit organization, (private, public, governmental agency, or quasi governmental agency), engaged in any business(es), occupation(s), etc. within the described boundaries of the Little Tokyo Business Improvement District boundaries. The billing and collection of the special assessment shall be the

responsibility of the City of Los Angeles – Office of the City Clerk – Special Assessments Section – BID Programs.

Due Date of Special Assessment

The annual BID Special Assessment shall be made payable to the Little Tokyo Business Improvement District in advance and remitted to the Office of the City Clerk – Special Assessment Section – BID Programs, and shall be due and payable when invoiced by the Office of the City Clerk.

When a business discontinues, dissolves, or otherwise terminates before the expiration of a BID Special Assessment period, any BID Assessment accrued and owing to the Little Tokyo Business Improvement District under the provisions of the Little Tokyo BID Ordinance, including any BID Special Assessment that would not otherwise be payable under the close of the BID Special Assessment period during which termination occurs, or until time for paying the BID Special Assessment for next succeeding BID Special Assessment period, shall be due on the date of termination.

When a person first becomes subject to the BID Special Assessment by reason of an amendment of the Little Tokyo BID Ordinance, or because of such an amendment, becomes subject to the BID Special Assessment under a section not previously applicable to such person, or on a basis not previously applicable to such person, any new or additional BID Special Assessment required to be paid by reason of the Little Tokyo BID Ordinance. As so amended shall be due and payable upon the effective date of the amending Little Tokyo BID Ordinance unless an operative date different from the effective date of the amendment is specified therein.

The payment of the BID Special Assessment is not transferable upon the sale or transfer of a business to another party. Such a transfer shall not relieve the new owner from payment of the BID Special Assessment. For the purpose of sale or transfer of an existing business to another party, such acquiring party shall be treated as a “newly established business.” The BID Special Assessment to the new owner shall be made in accordance with the provisions of the “newly established business” section of the Little Tokyo BID Ordinance.

Late Penalty Assessment

The City of Los Angeles – Office of the City Clerk – Special Assessment Section – BID Programs will be responsible for the billing and collection of the Little Tokyo BID Special Assessment. The payment of the BID Special Assessment shall be made on a specified due date. Should payment not be received on or before the due date, late payments will be subject to a penalty of ten percent (10%) of the amount due added per month, not to exceed one hundred percent (100%) of the assessment amount due. Every penalty imposed and accrued shall become a part of the BID Special Assessment.

Exemption for Newly Established Business

Businesses, non-profit organizations, etc. recently established within the Little Tokyo Business Improvement District shall be exempt from the levy of assessments for a period not to exceed one year from the date the business commenced operating in the District.

Refunds of Special Assessment

No refund shall be allowed in whole or in part of the BID Special Assessment.

Exception: Should the Little Tokyo Business Improvement District be terminated by the City of Los Angeles, City Council, any non-committed or unused BID Special Assessment funds shall be refunded to those general LTBD members existing at the time of termination on a pro-rata basis of each member's actual BID Special Assessment paid to the Little Tokyo Business Improvement District for the year prior to the year of termination. Any refunds to a particular member shall never exceed the actual BID Special Assessment paid to the Little Tokyo Business Improvement District by that particular member. Interest shall not accrue on any refund amount.

The City of Los Angeles – Office of the City Clerk – Special Assessment Section – BID Programs shall conduct a special audit of the Little Tokyo Business Improvement District to determine, if any, non-committed or unused BID Special Assessment funds. Upon the determination of non-committed or unused BID Special Assessment funds, the Office of the City Clerk – Special Assessments Section – BID Programs shall calculate, if any, each remaining members refund amount and cause, if any, to refund same to that member from the non-committed or unused BID Special Assessment funds.

Outside Sources of Revenue

The Little Tokyo Business Improvement District shall be permitted to solicit grants, voluntary contributions, fundraising, etc. for the purpose of raising additional sources of revenue to add to the members' special assessment funds to support the programs implemented by the LTBD. Funds raised through these sources shall go directly to the LTBD administrator and not through the Office of the City Clerk. Funds raised from these activities shall be for the exclusive use of the LTBD programs.

Delinquent LTBD Assessment Fee

Delinquent accounts shall be handled according to the City of Los Angeles policy.

Economic Hardship

The LTBD has established a process for those members that can demonstrate economic hardship, through a formal appeal process, seeking partial or full relief of the 2017 special assessment. All members seeking economic hardship for consideration of partial or full relief of the 2017 special assessment must submit in writing the reasons

demonstrating economic hardship to the Little Tokyo Business Improvement District's Administrator.

Amount of Surplus/Deficit from previous Fiscal Year:

It is anticipated that there will be no surplus carried over from 2016.

Amount of Contributions from other sources:

\$10,000 (LADWP grant)

Boundaries: The Little Tokyo BID's boundaries for its 2017 operating year remain unchanged from the BID's 2016 operating year and are described as follows:

| <u>STREET LOCATION</u> | <u>ADDRESS RANGE</u> | <u>BOUNDARIES</u> |
|-------------------------------|-----------------------------|--------------------------|
| North Alameda Street | 100 through 200 | East & West |
| South Alameda Street | 100 through 300 | East & West |
| Astronaut Onizuka Street | 100 through 300 | East & West |
| Azusa Street | | |
| Banning Street | 500 through 700 | North & South |
| North Central Avenue | 100 through 250 | East & West |
| South Central Avenue | 100 through 300 | East & West |
| East 1 st Street | 200 through 899 | North & South |
| East 2 nd Street | 200 through 699 | North & South |
| East 3 rd Street | | North Only |
| South Hewitt Street | 100 through 299 | East & West |
| Judge Aiso Street | 100 through 199 | East & West |
| South Los Angeles Street | 100 through 299 | East & West |
| Rose Street | 100 through 200 | East & West |
| South San Pedro Street | 100 through 299 | East & West |
| East Temple Street | 300 through 699 | South Only |
| Turner Street | 400 through 415 | North & South |
| North Vignes | 100 through 199 | East & West |

Benefit Zones: For its 2017 operating year, the benefit zones for the Little Tokyo Business Improvement District will remain unchanged from the BID's 2016 operating year. There is only one benefit zone.

2017 LTBD Advisory Board Members

| <u>Member</u> | <u>Business/Organization</u> |
|------------------------------------|-------------------------------------|
| Paul Abe | Union Bank |
| Doug Aihara | Aihara Insurance Services, Inc. |
| Sylvia Ena | Keller Williams Realty |
| Ellen Endo, Co-Chair/Administrator | Hapa Consulting Services |
| Keiji Kobayashi | Miyako Hotel Los Angeles |
| Tamako Henken | Henken Gallery |
| Sharon Im | California Bank and Trust |
| David Kudo | All Japan News |
| Joanne Kumamoto, Co-Chair | Kumamoto Associates |

2017 ANNUAL REPORT – LITTLE TOKYO BUSINESS IMPROVEMENT DISTRICT

Andrew Lee, Treasurer
Tomoko Omura
Donegan McCuaig
Mike Okamoto
Yukari Amo
Yuriko Shikai
Edwin Takahashi
Nancy Takayama
Haru Takehana
Yoshiko Ueda
Hiroshi Yamauchi

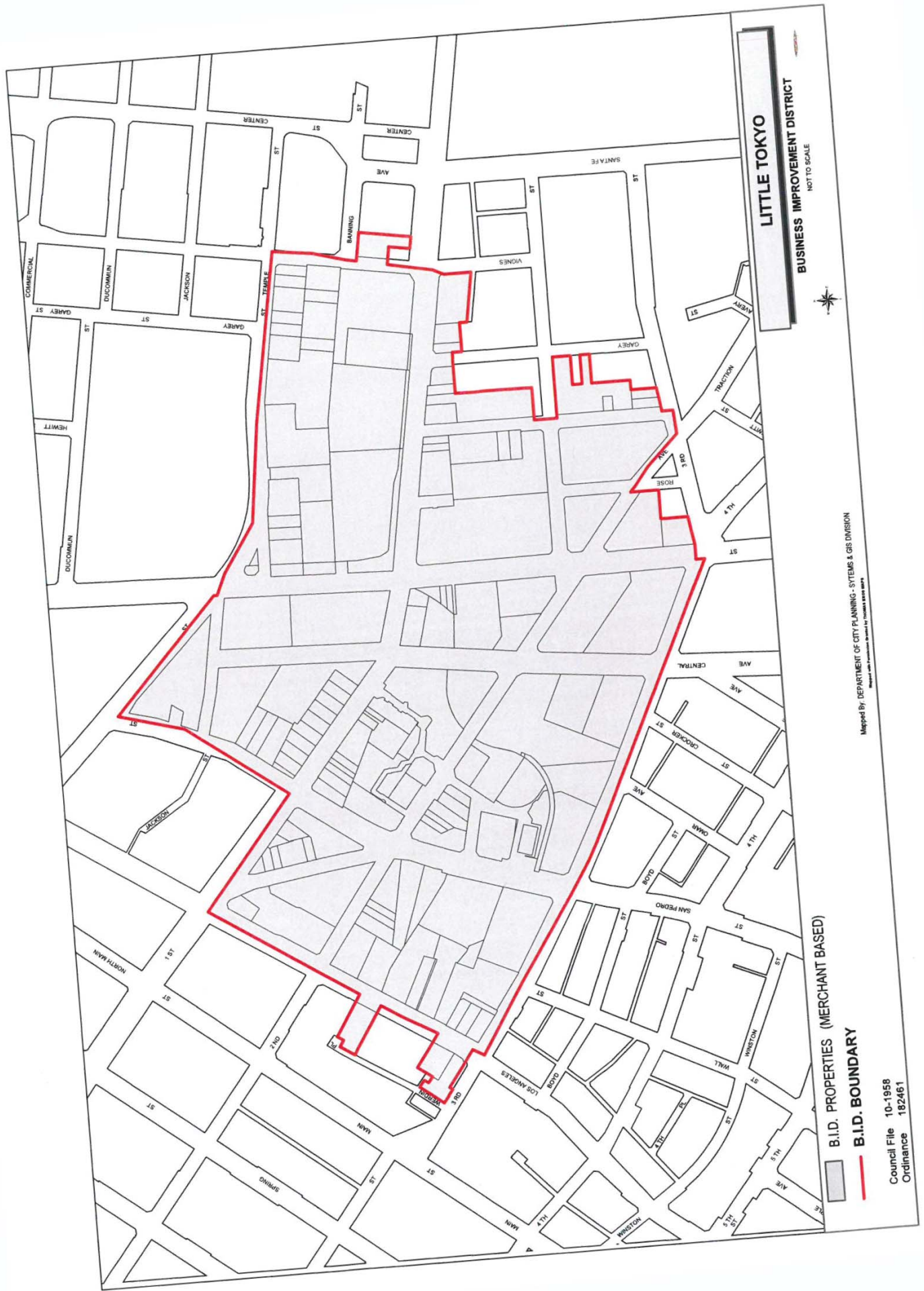
Advance Investments
Manufacturers Bank
DTLA Realty
Nisei Week Festival/Little Tokyo Rotary
Bank of the West
Neufeld Marks
Kiyohara & Takahashi LLP
Japanese American Citizens League
Takehana Real Estate Services
U&U Graphics
Koraku Restaurant

APPENDIX A – LITTLE TOKYO BID 2017 PROPOSED BUDGET

| | |
|---|-------------------------|
| Estimated Carryover from 2016 | \$ 0 |
| Contributions from Other Sources | \$ 10,000 |
| Estimated Assessment for 2017 | <u>\$276,995</u> |
| Total Estimated 2017 Budget | \$ 286,995 |

| | |
|--|-------------------------|
| Estimated Expenses for 2017 | |
| Safety Ambassador Program (82%) | \$235,336 |
| Street/Sidewalk Maintenance Program (6%) | \$ 17,220 |
| Marketing and Promotional Program (8.5%) | \$ 24,394 |
| Administrative Program (3.5%) | <u>\$ 10,045</u> |

| | |
|---------------------------------|-------------------|
| TOTAL ESTIMATED EXPENSES | \$ 286,995 |
|---------------------------------|-------------------|



Map by: DEPARTMENT OF CITY PLANNING - SYSTEMS & GIS DIVISION
 Revised with 2014 Census Data by: TOWN OF LOS ANGELES

B.I.D. PROPERTIES (MERCHANT BASED)

B.I.D. BOUNDARY

Council File 10-1956
 Ordinance 182461

| Business Name | Business Address | 2017 Asmt |
|--|--------------------|-----------|
| California Floral | 220 E 1st St | \$354 |
| Oregon Hotel | 226 1/2 E 1st St | \$354 |
| Redwing Shoe Store | 226 E 1st St | \$354 |
| Bento-Man Japanese Restaurant | 228 E 1st St | \$354 |
| Ei Corona LLC | 228 E 1st St | \$354 |
| Aid & Abet Bail Bonds | 234 E 1st St | \$354 |
| Mike Deli | 238 E 1st St | \$354 |
| Nelly's Get-Legal Immigration | 240 E 1st St #100 | \$354 |
| Los Angeles Immigration/Photo | 242 E 1st St | \$354 |
| Nail Service | 244 E 1st St | \$89 |
| House of Bail Bonds | 246 E 1st St | \$354 |
| J-Wave | 248 E 1st St | \$354 |
| California Charter Schools Association | 250 E 1st St #1000 | \$1,316 |
| City Center Parking | 250 E 1st St #101 | \$708 |
| Yamato Travel Bureau | 250 E 1st St #1112 | \$89 |
| Hadsell Stormer & Renick LLP | 250 E 1st St #1201 | \$354 |
| Justice California Legal Group | 250 E 1st St #1400 | \$708 |
| Northrop Grumman | 250 E 1st St #1401 | \$708 |
| Magnolia Charter Schools | 250 E 1st St #1500 | \$708 |
| Organized Crime Design Collective | 250 E 1st St #201 | \$89 |
| Chandler Sims Chang PhD | 250 E 1st St #300 | \$354 |
| Rincon Consultants | 250 E 1st St #301 | \$354 |
| Kyodo News America Inc | 250 E 1st St #302 | \$708 |
| Archi Morphic | 250 E 1st St #401 | \$354 |
| Olympic Sport Therapy | 250 E 1st St #402 | \$354 |
| Kajima Development Corp | 250 E 1st St #403 | \$3,540 |
| Wood Partners | 250 E 1st St #500 | \$89 |
| Advance Investments Group Inc | 250 E 1st St #800 | \$89 |
| Alta Vista Solutions | 250 E 1st St #801 | \$708 |
| Japan Intl'l Tours | 250 E 1st St #804 | \$354 |
| Banyan Global Learning LLC | 250 E 1st St #806 | \$89 |
| Dr McCurdy-McKinnon Psychology Inc | 250 E 1st St #806 | \$89 |
| Lingoloop Inc | 250 E 1st St #806 | \$89 |
| Aihara & Associates Insurance | 250 E 1st St #900 | \$1,316 |
| Sybil Burell Atty at Law | 250 E 1st St #901 | \$354 |
| Leola Lace | 301 E 1st St | \$177 |
| Little Tokyo Public Safety Association | 307 E 1st St | \$177 |
| Anzen Hardware | 309 E 1st St | \$177 |
| E Tokyo Gateway LLC | 312 E 1st St | \$708 |
| DC Engineering | 312 E 1st St #200 | \$354 |
| Pain Control Acupuncture Clinic | 312 E 1st St #220 | \$354 |
| Sovereign Grace Church | 312 E 1st St #230 | \$89 |
| Taico Inc | 312 E 1st St #230 | \$354 |
| Speedy Packets | 312 E 1st St #240 | \$89 |
| Immigration Multi Service | 312 E 1st St #310 | \$354 |
| American Holiday Travel | 312 E 1st St #330 | \$89 |
| Japanese Restaurant Assoc | 312 E 1st St #340 | \$354 |
| Second Spectrum | 312 E 1st St #400 | \$89 |
| Umai Express Inc | 313 E 1st St | \$354 |
| Nirvana | 314 E 1st St | \$354 |
| S K Uyeda Investment Corp | 314 E 1st St | \$354 |

| | | |
|--|----------------------|---------|
| Fugetsu Do | 315 E 1st St | \$354 |
| Kawasaki Co | 315 E 1st St | \$354 |
| Mitsuru Grill | 316 E 1st St | \$354 |
| Little Tokyo Arts And Gifts | 317 E 1st St | \$89 |
| Unified Parking Service | 318 E 1st St | \$354 |
| Manichi Ramen | 321 1/2 E 1st St | \$89 |
| Churchgirl Enterprise | 321 1/2 E 1st St | \$89 |
| Video Paradise | 321 E 1st St | \$354 |
| Asahi Insurance Agency | 321 E 1st St #203 | \$354 |
| Rita Freeman & Robin Ludmer | 323 E 1st St | \$354 |
| Citibank | 324 E 1st St | \$3,540 |
| Park Tour | 324 E 1st St #304 | \$89 |
| Central Station | 324 E 1st St 2nd Flr | \$177 |
| Little Tokyo Gift Shop | 325 E 1st St | \$89 |
| Ho Joon & Kyung Hee Choi | 327 1/2 E 1st St | \$3,540 |
| Daikokuya Ramen | 327 E 1st St | \$1,316 |
| Advanced Parking Systems | 328 E 1st St | \$354 |
| Beverly Hills Publication & Exports | 328 E 1st St | \$354 |
| Miyako Hotel | 328 E 1st St | \$2,154 |
| Senka Gift Shop | 328 E 1st St | \$177 |
| Tamon | 328 E 1st St | \$354 |
| Cafe Take Five | 328 E 1st St | \$89 |
| Monzo | 329 E 1st St | \$89 |
| Suehiro Japanese Restaurant | 337 E 1st St | \$89 |
| Anthony Sperl | 339 1/2 E 1st St | \$354 |
| Bun-Ka Do Inc | 340 E 1st St | \$354 |
| Mr Ramen | 341 1/2 E 1st St | \$354 |
| Matsumura Gifts | 341 E 1st St | \$354 |
| City Hair | 342 1/2 E 1st St | \$354 |
| Ginza-Usa | 342 1/4 E 1st St | \$354 |
| Koyasan Beikoku Betsuin of LA | 342 E 1st St | \$177 |
| Enya | 343 E 1st St | \$354 |
| Daimaru Hotel | 345 E 1st St | \$354 |
| LTSC Community Development Corp | 345 E 1st St | \$885 |
| Far East Building LP | 347 E 1st St | \$177 |
| Far Bar | 347 E 1st St | \$708 |
| Modern Parking Inc | 350 E 1st St | \$708 |
| Toshi Sushi | 359 E 1st St | \$354 |
| The J Morey Co Inc | 361 E 1st St | \$708 |
| Gazen Teppanyaki | 362 E 1st St | \$354 |
| Select Parking | 600 E 1st St | \$708 |
| Kato's Den | 604 E 1st St | \$89 |
| Ichiyo Publishing Co LLC | 606 E 1st St #207 | \$89 |
| Glenn H Johnson | 606 E 1st St #210 | \$89 |
| Little Tokyo Car Wash | 622 E 1st St | \$354 |
| KC Beauty Academy | 706 E 1st St | \$89 |
| Akimoto Chiropractic Office | 712 E 1st St | \$708 |
| Hiroshima Ken-Jin Kai of So Ca | 712 E 1st St | \$89 |
| Parviz & Lisolette Taherpour | 724 E 1st St | \$354 |
| American Nursing Management & Consulting | 724 E 1st St #203 | \$708 |
| Los Angeles Japanese Auto Corp | 810 E 1st St | \$708 |
| NT Auto Repair | 810 E 1st St | \$708 |

| | | |
|---|-----------------------|---------|
| LA Homba Hongwanji Buddhist Temple | 815 E 1st St | \$354 |
| Nishi Hongwanji Child Development Ctr | 815 E 1st St | \$177 |
| Carousel Properties Inc | 880 E 1st St | \$708 |
| Environmental Contracting Corp | 880 E 1st St | \$354 |
| Tyrant King | 880 E 1st St #1B | \$354 |
| Angelo's Barber Shop | 200 E 2nd St | \$89 |
| Steve Palma | 220 E 2nd St | \$177 |
| LA Little Tokyo LP | 227 E 2nd St | \$3,540 |
| Weller Court Parking | 227 E 2nd St | \$354 |
| Just The Berries | 227 E 2nd St #101 | \$354 |
| Kouraku Restaurant | 314 E 2nd St | \$354 |
| Takahashi LLC | 314 E 2nd St | \$354 |
| Economic Consulting Analysis | 316 E 2nd St | \$354 |
| Sadao Kimura | 316 E 2nd St | \$177 |
| Poke Express by Honda-Ya | 316 E 2nd St | \$177 |
| Little Tokyo Dental Group | 316 E 2nd St #301 | \$1,723 |
| Tadao Fujiwara MD | 316 E 2nd St 2nd Flr | \$354 |
| Four Leaf | 318 E 2nd St #A | \$354 |
| T-Mobile Store | 318 E 2nd St #B | \$354 |
| Joe's Auto Parks | 319 E 2nd St | \$354 |
| Accounting Dept | 319 E 2nd St | \$354 |
| Anime Jungle | 319 E 2nd St #103 | \$354 |
| Appleseed | 319 E 2nd St #115A | \$354 |
| Tokyo Bridal & Tuxedo | 319 E 2nd St #115B | \$89 |
| Kan-Sai Chiro Acupuncture | 319 E 2nd St #116 | \$354 |
| Hair Salon Déjà Vu | 319 E 2nd St #117 | \$354 |
| Kawaii Fashion | 319 E 2nd St #119 | \$89 |
| Elite Graphics | 319 E 2nd St #120 | \$354 |
| Okinawa Gift Shop | 319 E 2nd St #203 | \$89 |
| Uyehara Travel | 319 E 2nd St #203 | \$89 |
| Seven Star Realty Co | 319 E 2nd St #204 | \$354 |
| Tokyo Beat Restaurant | 319 E 2nd St #205 | \$354 |
| Zencu Sushi & Grill (Lawrence Yoo) | 319 E 2nd St #206 | \$354 |
| Mitsuru Garzouzi / Itsuo & Fusako Tachibana | 320 E 2nd St | \$354 |
| The Prime Axes Corp | 320 E 2nd St #311 | \$354 |
| Rafu California Patrol | 320 E 2nd St #312A | \$354 |
| Charles Tan & Associates | 320 E 2nd St #316 | \$708 |
| Takagi Insurance | 320 E 2nd St #318 | \$354 |
| Shinkendo & Aikido | 320 E 2nd St 2nd Fl | \$89 |
| FE Design & Consulting | 327 E 2nd St #222 | \$354 |
| Tokyo Travel Service Inc | 327 E 2nd St #223 | \$354 |
| Clothio | 327 E 2nd St #224 | \$89 |
| Leadership Education For Asian-Pacifics Inc | 327 E 2nd St #226 | \$354 |
| Jason Markk | 329 E 2nd St | \$354 |
| Beidle Robert M Tr & Dorothea Buxton | 330 E 2nd St | \$177 |
| Law Office of Gary M Chang | 330 E 2nd St #102-240 | \$89 |
| Nemo Constructors | 330 E 2nd St #201A | \$354 |
| Next Step REA LLC | 330 E 2nd St #201A | \$354 |
| Nobuyuki Watanabe | 330 E 2nd St #A-2 | \$354 |
| Raggedy Threads | 330 E 2nd St #B | \$354 |
| Snociety Urban Eatery | 330 E 2nd St #C | \$89 |
| Pinkberry #15032 | 332 E 2nd St #A | \$354 |

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| Du Japon Hair Club | 332 E 2nd St #B | \$354 |
| Kula Revolving Sushi Bar | 333 E 2nd St | \$1,316 |
| RIF / RIF II | 334 E 2nd St #A | \$1,316 |
| Gregory Y Kame OD | 334 E 2nd St #B | \$1,316 |
| Japanese Village LLC | 335 E 2nd St | \$3,540 |
| BH Little Tokyo Properties LLC | 340 E 2nd St | \$1,723 |
| Woodcraft Rangers / Nuvision | 340 E 2nd St #200 | \$177 |
| Copy Pro | 340 E 2nd St #300 | \$89 |
| Dan Fujimoto | 340 E 2nd St #301 | \$354 |
| Japan Nat'L Tour Organization | 340 E 2nd St #302 | \$708 |
| All American Tickets | 340 E 2nd St #305 | \$354 |
| Tourpak USA | 340 E 2nd St #305 | \$354 |
| Kagawa Insurance Agency Inc | 340 E 2nd St #309 | \$354 |
| America Family Life Assurance | 340 E 2nd St #310 | \$708 |
| Gallant Inc | 340 E 2nd St #401 | \$354 |
| Paul Seiji Takeda | 340 E 2nd St #402 | \$1,316 |
| MCS Sales | 340 E 2nd St #405 | \$354 |
| Taggle / UltraPress | 340 E 2nd St #408 | \$354 |
| Magna Systems Inc | 340 E 2nd St #409 | \$354 |
| Little Tokyo Cosmetic | 341 E 2nd St | \$354 |
| Popkiller Second | 343 E 2nd St | \$354 |
| Teishokuya of Tokyo | 345 E 2nd St | \$1,316 |
| Hama Sushi | 347 E 2nd St | \$1,316 |
| Pop Little Tokyo | 349 E 2nd St | \$354 |
| Sho Tokyo Parking | 350 E 2nd St | \$1,723 |
| Komasa Restaurant | 351 E 2nd St | \$1,316 |
| Shabuyo | 356 1/2 E 2nd St | \$708 |
| Ebisu Japanese Tavern | 356 E 2nd St | \$1,316 |
| Harmony Murphy Gallery | 358 E 2nd St | \$89 |
| Joe's Auto Parks | 360 E 2nd St | \$708 |
| Dale K Ogawa | 360 E 2nd St #360 | \$354 |
| Empirica Advisors | 362 E 2nd St | \$354 |
| Miren Inc | 362 E 2nd St | \$354 |
| Opodz | 362 E 2nd St | \$354 |
| Metroplex Advisors | 362 E 2nd St | \$354 |
| American Apparel | 363 E 2nd St | \$1,723 |
| Wolf & Crane | 366 E 2nd St | \$708 |
| Ice Cream Lab | 369 E 2nd St | \$354 |
| Subway | 370 E 2nd St | \$708 |
| Spitz | 371 E 2nd St | \$1,316 |
| Hikari | 375 E 2nd St | \$3,540 |
| EQR RETAX | 375 E 2nd St | \$3,540 |
| Modern Parking Inc | 400 E 2nd St | \$1,316 |
| Beeline Company | 400 E 2nd St #201 | \$354 |
| Honda Plaza | 400 E 2nd St #204 | \$2,154 |
| EZ Shiatsu | 400 E 2nd St #205 | \$354 |
| Buna Insurance | 400 E 2nd St #206 | \$354 |
| Kouichi Itoh DDS | 400 E 2nd St #207 | \$1,316 |
| 401 E 2nd Street LLC | 401 E 2nd St | \$3,540 |
| Office Depot Tax Department | 401 E 2nd St | \$3,540 |
| Perfect Parking Inc | 401 E 2nd St | \$708 |
| Little Tokyo Pharmacy / LT Gift Corp | 402 E 2nd St | \$1,316 |

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| Frances Bakery | 404 E 2nd St | \$708 |
| Blue Tail Co | 406 E 2nd St | \$354 |
| Muttropolitan | 408 E 2nd St | \$354 |
| Aloha Café | 410 E 2nd St | \$354 |
| Rafu Bussan Inc | 414 E 2nd St | \$354 |
| Anshindo | 416 E 2nd St | \$708 |
| Kagaya Restaurant | 418 E 2nd St | \$708 |
| Sushi-Gen Restaurant | 422 E 2nd St | \$1,316 |
| Tokyo Cleaners | 426 E 2nd St | \$354 |
| Tapas & Wine Bar C (Wendy Wang) | 428 E 2nd St | \$708 |
| Best Chiropractic Clinic | 430 E 2nd St | \$354 |
| Hashi | 442 E 2nd St | \$708 |
| Nebuta Arts LLC | 446 E 2nd St | \$89 |
| Aomori | 448 E 2nd St | \$89 |
| Tea Master | 450 E 2nd St | \$89 |
| Plus One Hair Studio | 454 E 2nd St | \$354 |
| Men Oh | 456 E 2nd St | \$354 |
| YNY International Inc | 203 E 3rd St | \$354 |
| Star Gift | 207 E 3rd St | \$354 |
| Third Street Cash And Carry | 213 E 3rd St | \$354 |
| Asian Pacific Islander Small Business Program | 231 E 3rd St | \$354 |
| LPE Limited Partnership | 231 E 3rd St #G106 | \$708 |
| LTSC Community Development Corp | 231 E 3rd St #G106 | \$885 |
| Union Church of Los Angeles | 401 E 3rd St | \$177 |
| Little Tokyo Towers Inc | 455 E 3rd St | \$708 |
| Lumbini Child Development Cent | 505 E 3rd St | \$177 |
| Higashi Hongwanji Temple | 505 E 3rd St | \$177 |
| Taikoproject | 505 E 3rd St | \$89 |
| The Rafu Shimpō | 701 E 3rd St #130 | \$708 |
| Angel City Brewery | 216 S Alameda St | \$1,316 |
| Mikiseki Gift | 340 Azusa St #A | \$89 |
| State Farm Insurance | 340 Azusa St #B | \$354 |
| U & U Graphics | 340 Azusa St #C | \$354 |
| Japanese American National Museum | 100 N Central Ave | \$885 |
| Chado Tea Room | 100 N Central Ave | \$354 |
| Yogurtland Little Tokyo | 130 S Central Ave | \$354 |
| Twinkle Brown Sugar | 131 S Central Ave | \$89 |
| Hakata Ramen Shin Sen Gumi | 132 S Central Ave | \$708 |
| Quizno's | 134 S Central Ave | \$89 |
| Johnny Rockets | 135 S Central Ave | \$708 |
| Oystars | 136 S Central Ave | \$354 |
| Starbucks Coffee #6557 | 138 S Central Ave | \$1,723 |
| The Museum of Contemporary Art | 152 N Central Ave | \$885 |
| Fedex Kinkos #1758 attn: Disbursements | 181 S Central Ave | \$1,723 |
| Tenno Sushi | 207 S Central Ave | \$1,316 |
| Miyako Gardens | 223 S Central Ave | \$1,316 |
| New World Investments | 106 S Hewitt St | \$354 |
| Zenshuji Soto Mission | 123 S Hewitt St | \$89 |
| Perfect Parking Inc | 222 S Hewitt St | \$354 |
| Shotokan Karate America | 222 S Hewitt St | \$89 |
| St Francis Xavier Chapel-Catholic Center | 222 S Hewitt St | \$89 |
| Voice of Sushi & Tofu | 222 S Hewitt St #10 | \$89 |

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| Oomasa Restaurant | 100 Japanese Village Plaza | \$1,316 |
| Footland Sports | 102 Japanese Village Plaza | \$708 |
| Las Galas | 103 Japanese Village Plaza | \$708 |
| Maruya | 106 Japanese Village Plaza | \$354 |
| Lette | 107 Japanese Village Plaza | \$354 |
| Kools | 110 Japanese Village Plaza #A | \$354 |
| Maneki Neko | 111 Japanese Village Plaza | \$354 |
| Tokyo Japanese Outlet | 114 Japanese Village Plaza | \$708 |
| Sanrio Smiles | 115 Japanese Village Plaza | \$708 |
| Sushi & Teri | 116 Japanese Village Plaza | \$1,316 |
| Mitsuru Cafe | 117 Japanese Village Plaza | \$1,316 |
| Mikawaya | 118 Japanese Village Plaza | \$708 |
| Shinyodo Gifts | 119 Japanese Village Plaza | \$354 |
| Honeymee | 120 Japanese Village Plaza | \$354 |
| Yamazaki Bakery | 123 Japanese Village Plaza | \$1,316 |
| Nijiya Market | 124 Japanese Village Plaza | \$21,564 |
| Shabu Shabu House Restaurant | 127 Japanese Village Plaza | \$1,723 |
| Blooming Art Gallery | 129 Japanese Village Plaza | \$708 |
| Make Asobi | 130 Japanese Village Plaza | \$354 |
| Monkey Pants | 131 Japanese Village Plaza | \$354 |
| Little Tokyo Ice Cream & Yogurt | 133 Japanese Village Plaza | \$354 |
| Café Dulce | 134 Japanese Village Plaza | \$708 |
| Korean Kitchen BBQ | 135 Japanese Village Plaza | \$708 |
| Kagura Tokyo Cuisine | 137 Japanese Village Plaza | \$1,316 |
| Zakanaka | 139 Japanese Village Plaza | \$708 |
| Hobnob | 141 Japanese Village Plaza | \$708 |
| ABM Parking Services Inc | 101 Judge John Aiso St | \$708 |
| Mark Kuwata Associates Inc | 104 Judge John Aiso St | \$354 |
| Ace One Stop Mail Plus | 106 1/2 Judge John Aiso St | \$354 |
| Law Offices of Howard Johnson | 106 Judge John Aiso St | \$354 |
| Hary's Immigration Services | 108 Judge John Aiso St | \$354 |
| Shiatsu Tokyo | 110 Judge John Aiso St | \$89 |
| San Pedro Firm Building Ltd | 112 Judge John Aiso St | \$177 |
| Imperial Barber Shop | 114 Judge John Aiso St | \$354 |
| Jist Café (Caroline Shin) | 116 Judge John Aiso St | \$1,316 |
| East West Players | 120 Judge John Aiso St | \$885 |
| Visual Communications (Francis Cullado, Exec Director) | 120 Judge John Aiso St | \$354 |
| LA Artcore | 120 Judge John Aiso St #101 | \$354 |
| DoubleTree Hotel Los Angeles Downtown | 120 S Los Angeles St | \$3,540 |
| Justice Urban Tavern | 120 S Los Angeles St | \$1,326 |
| Doubletree Gift Shop #31 | 120 S Los Angeles St | \$354 |
| Starbucks Coffee #9973 | 120 S Los Angeles St | \$1,316 |
| Jamca Global Service Inc | 120 S Los Angeles St #280 | \$354 |
| AVA Little Tokyo Apartments | 236 S Los Angeles St | \$3,540 |
| Seoul Sausage Company | 236 S Los Angeles St #G | \$354 |
| KBNL International | 251 S Los Angeles St | \$354 |
| Leema Enterprise Co | 257 S Los Angeles St | \$354 |
| Baba Perfume | 258 S Los Angeles St | \$354 |
| 260 La Inc | 260 S Los Angeles St | \$354 |
| B & B Toymaker Corp | 260 S Los Angeles St | \$354 |
| AJX Inc | 260 S Los Angeles St #A | \$354 |
| Shi Tai | 260 S Los Angeles St #B | \$354 |

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| Happy Enterprises Co | 261 S Los Angeles St | \$354 |
| Lem Trust | 261 S Los Angeles St | \$354 |
| L for Lofts LLC | 262 S Los Angeles St | \$708 |
| Make It Happen Music | 263 S Los Angeles St | \$89 |
| Ana's Immigration Services | 265 S Los Angeles St | \$354 |
| Law Offices of Sung U Park | 265 S Los Angeles St | \$354 |
| Telstar Trading | 270 S Los Angeles St | \$354 |
| Sanwa Enterprises Inc | 114 Onizuka St | \$1,316 |
| Bail Bonds | 116 Onizuka St | \$708 |
| ETCO Homes Inc | 118 Onizuka St | \$1,770 |
| Bank of The West | 123 Onizuka St | \$3,540 |
| Vision Smart Center Inc | 123 Onizuka St #101B | \$354 |
| Marukai Market | 123 Onizuka St #105 | \$3,540 |
| Sandwich Shop Little Tokyo | 123 Onizuka St #108 | \$354 |
| Real Escape Game | 123 Onizuka St #200 | \$354 |
| Hot Pot Galaxy | 123 Onizuka St #202 | \$354 |
| Torigoya | 123 Onizuka St #203 | \$1,316 |
| Curry House | 123 Onizuka St #204 | \$1,723 |
| Kinokuniya Book Store of America | 123 Onizuka St #205 | \$2,154 |
| Vantage Golf & Sport | 123 Onizuka St #207 | \$708 |
| Blue Whale | 123 Onizuka St #301 | \$354 |
| Korea BBQ House | 123 Onizuka St #302 | \$354 |
| Orochon Ramen | 123 Onizuka St #303 | \$1,723 |
| Hair Craft | 123 Onizuka St #304 | \$354 |
| Kushi-Shabu | 123 Onizuka St #305 | \$1,316 |
| Mako Sushi | 123 Onizuka St #307 | \$1,316 |
| Japanesa Food Inc | 123 Onizuka St #308 | \$1,316 |
| Laloo Architects | 123 Onizuka St #309 | \$708 |
| Joy and Mario | 123 Onizuka St #311 | \$354 |
| Senka Gifts | 138 Onizuka St | \$354 |
| Ashiya | 140 Onizuka St | \$354 |
| JP Morgan Chase Bank NA | 100 S San Pedro St | \$3,540 |
| California Bank & Trust Cref #7891 | 101 S San Pedro St #1F | \$3,540 |
| New Japan Travel | 106 S San Pedro St | \$89 |
| Non Factory | 110 S San Pedro St | \$354 |
| Izakaya Fu-Ga | 111 S San Pedro St | \$1,316 |
| E Flamingo Holdings LLC | 120 S San Pedro St | \$708 |
| Union Bank | 120 S San Pedro St | \$3,540 |
| Joe's Auto Park #319 | 120 S San Pedro St #319 | \$1,316 |
| Ou Beauty Medical Spa | 125 S San Pedro St | \$354 |
| SoHo Spa & Nail | 127 S San Pedro St | \$354 |
| Demitasse Café (Bobak Roshan, CEO) | 135 S San Pedro St | \$354 |
| Manufacturers Bank | 200 S San Pedro St | \$3,540 |
| Tokyo East LLC | 200 S San Pedro St #200 | \$3,540 |
| Mitsuoka Medical Clinic | 200 S San Pedro St #302 | \$354 |
| Yasui & Associates | 200 S San Pedro St #400 | \$354 |
| Hiram Kwan Professional Law | 200 S San Pedro St #400A | \$354 |
| Kaoru Tamura JD | 200 S San Pedro St #403 | \$354 |
| Kurata Eye Care Center | 200 S San Pedro St #B | \$708 |
| Sakura Crossing Apts | 235 S San Pedro St | \$3,540 |
| Harmony Nail & Threading Salon | 239 S San Pedro St #A | \$354 |
| Japanese American Cultural & Comm Ctr | 244 S San Pedro St #1F | \$885 |

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|---|-------------------------|---------|
| Asia Society Southern California | 244 S San Pedro St #201 | \$885 |
| North South GTS LLC | 244 S San Pedro St #202 | \$708 |
| Japanese Community Pioneer Center | 244 S San Pedro St #301 | \$177 |
| Nisei Week Japanese Foundation | 244 S San Pedro St #303 | \$354 |
| Asahi Gakuen | 244 S San Pedro St #308 | \$177 |
| Center For Cultural Innovation | 244 S San Pedro St #401 | \$3,540 |
| Arc Intl | 244 S San Pedro St #402 | \$354 |
| Fujima Kansuma Kai | 244 S San Pedro St #407 | \$89 |
| Little Tokyo Nutrition Services | 244 S San Pedro St #408 | \$177 |
| Japanese Chamber of Commerce of Southern California | 244 S San Pedro St #410 | \$177 |
| California Community Economic Development Assoc | 244 S San Pedro St #412 | \$177 |
| Oh Fuji Inc | 244 S San Pedro St #501 | \$354 |
| Asians for Miracle Marrow Matches | 244 S San Pedro St #503 | \$89 |
| Aratani Theater | 244 S San Pedro St #505 | \$531 |
| Consulate General of Japan | 244 S San Pedro St #B1 | \$354 |
| Downtown Urgent Care | 261 S San Pedro St | \$708 |
| Shizu's Beauty Salon | 265 S San Pedro St | \$354 |
| Temple Medical Center | 124 N Vignes St | \$708 |

\$276,995